



# LAND AT NETHER HESELDEN

Litton, Settle





# LAND AT NETHER HESELDEN

LITTON, SETTLE, NORTH YORKSHIRE, BD23 5QL

Nether Heselden 0.5 miles, Litton 1 mile, Settle 10 miles

A SUBSTANTIAL RING-FENCED BLOCK OF PRODUCTIVE PERMANENT  
GRASSLAND AND UPLAND GRAZING WITH ROAD FRONTAGE TO  
ARMISTEAD BARNES ROAD

About 369.44 acres (149.51 ha)  
FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320



## Description

A substantial ring-fenced block of permanent grassland and upland grazing situated near the hamlet of Nether Heselden, Littondale in the Yorkshire Dales National Park.

The land is classified as Grade 4 /5 with a mixture of humose loam and peaty soils suitable for the grazing of sheep and native cattle breeds, with mowing achievable on the lowland parcels. The land extends in total about 369.44 acres, of which 16.59 acres is meadow capable of mowing, 45.33 acres is unimproved grassland and 308.15 acres of hill grazing. The land has excellent access directly onto Armistead Barns Road and several natural drinking water sources for livestock. It is generally south facing, lying between 285m and 550m above sea level and is enclosed by drystone walls.

The land offers significant scope for natural capital and biodiversity net gain (BNG) opportunities through the creation of deciduous woodland plantations and re-wilding activities (subject to obtaining the necessary consents). It also provides an excellent opportunity to acquire a substantial block of hill grazing with the ability to gather livestock down to the lowland pastures.

## Basic Payment Scheme (BPS)

Any future delinked BPS payments are to be retained by the Seller.

## Countryside Stewardship Schemes / SFI

We are not aware of any Countryside Stewardship Scheme (CSS) or Sustainable Farming Incentive (SFI) agreements in operation over the land.

## Designations

The land falls within the Yorkshire Dales National Park.

## Tenure

The property is to be sold Freehold with vacant possession on legal completion.



Field Number	Meadow	Unimproved Grassland	Upland Grazing	Area (ha)	Area (ac)
4710		1.23		1.23	3.04
5512		0.37		0.37	0.92
6528		4.47		4.47	11.05
6517		2.47		2.47	6.11
7915		3.92		3.92	9.69
2447			29.86	29.86	73.78
8041			31.52	31.52	77.89
3305			47.61	47.61	117.64
8678		3.45		3.45	8.53
7374	4.37			4.37	10.79
8452	2.09			2.09	5.16
9555		2.43		2.43	6.00
3755			8.52	8.52	21.06
2262			7.18	7.18	17.74
8531			0.02	0.02	0.04
<b>TOTAL</b>	<b>6.46</b>	<b>18.35</b>	<b>124.71</b>	<b>149.51</b>	<b>369.44</b>



### Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.

### Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

### Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

### Services

We are not aware of any mains services connected to the land. A natural water supply currently provides drinking water for livestock.

### Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan by "T Marks" in accordance with the information we have been provided.

### Local authority

North Yorkshire County Council  
County Hall  
Racecourse Lane  
Northallerton  
DL7 8AD

T: 0300 131 2131







#### **VAT**

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

#### **Directions**

Upon reaching the village of Litton, proceed north on Armistead Barns Road for approximately 1 mile. The land is located on the right-hand side and signposted by a GSC Grays sale board.

#### **Postcode**

BD23 5QL

#### **what3words**

///warms.tulip.brilliant

#### **Viewing**

By appointment through the Selling Agents GSC Grays, 5 & 6 Bailey Court, Colburn Business Park, Richmond DL9 4QL.

T: 01748 829217

E: [wjp@gscgrays.co.uk](mailto:wjp@gscgrays.co.uk) / [jarc@gscgrays.co.uk](mailto:jarc@gscgrays.co.uk)

#### **Health and Safety**

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

#### **CONDITION OF SALE**

##### **Purchase Price & Deposit**

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

##### **Disputes**

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

##### **Plans, Areas and Schedules**

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

##### **Overseas purchasers**

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

##### **Lotting**

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

##### **Solicitors**

McGarry and Co Solicitors  
6 Station Road, Grassington, Skipton  
North Yorkshire, BD23 5NQ  
Tel: 01756 753015  
Anthony Davies acting.





**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Spring 2024

Photographs taken: Spring 2024